

Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-475; 221-223 North Champlain Street
Date: July 13, 2021

File: ZP21-475 OG

Location: 221-223 North Champlain Street

Zone: RM **Ward:** 3C

Parking District: Neighborhood

Date application accepted: June 3, 2021; revised plans received June 17, 2021.

Applicant/ Owner: Lewis Creek Builders / Matthew and Carrie Napolitan

Request: Remove single story rear addition; construct new two story addition onto existing single family home. House is listed on the Vermont State Register of Historic Resources.

Background:

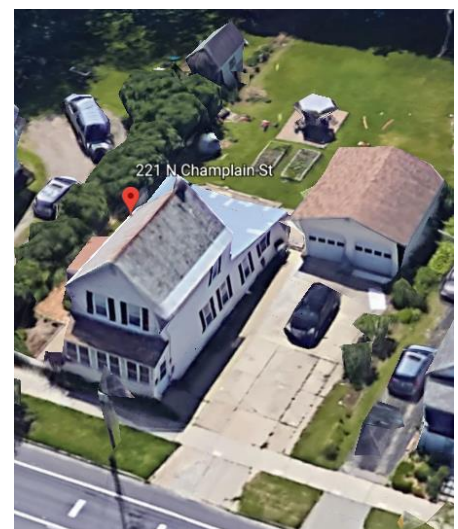
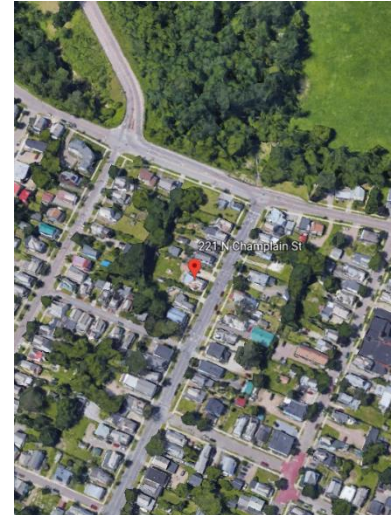
- **Zoning Permit 08-916CA;** demolish and remove existing shed. Retain 10' 7" x 12' concrete slab beneath part of shed. July 2008.
- **Zoning Permit 84-246;** dig out the basement and make a couple of feet deeper and to construct a new foundation out of concrete block and to change the location of the bulkhead. June 1984.

Overview: The applicants seek to remove the existing rear single story addition and replace it with a two story addition on the same footprint. No change is proposed to lot coverage. As the increase to living space is less than 50% of the gross area of the existing dwelling, there is Administrative Authority for the decision. Staff seeks a recommendation from the Design Advisory Board on the conformance to the Standards.

The submitted site plan is not consistent with the 2008 approved site plan nor photographic images of the site. The site plan and coverage calculations will need to be revised.

Part 1: Land Division Design Standards

Not applicable.



Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The addition is proposed on the same foundation as the existing single story. No changes are proposed to natural features.

(b) Topographical Alterations:

As proposed on an existing foundation, no changes to the topography are proposed.

(c)Protection of Important Public Views:

There are no protected important public views from or through this parcel.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application will preclude the use of wind, water, solar, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

This is not an identified Brownfield site with the Department of Environmental Conservation. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

As no ground disturbance is proposed, no additional review for Stormwater is required.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The only exterior door is proposed for the west (rear) of the new addition. It has no canopy or roof cover to offer respite from inclement weather. A transom window above will hinder that opportunity, and may in fact be preferred by the homeowner for its opportunity to allow more

light into the interior. A roof covering, however, would allow some snow and rain protection at the rear entry stairs that will be welcome in severe weather.

(h) Building Location and Orientation:

There is no change to the building location and orientation.

(i) Vehicular Access:

The access from North Champlain Street via a residential driveway will remain.

(j) Pedestrian Access:



There is currently a pedestrian walkway from the public sidewalk to a side porch.

(k) Accessibility for the Handicapped:

Although encouraged, this is not a requirement for a single family home.

(l) Parking and Circulation:

No change is proposed.

(m) Landscaping and Fences:

No landscaping plan has been provided. As this addition is located atop an existing foundation, the homeowners are likely to maintain the landscaping currently in place.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

No information has been provided about intended lighting. If light fixtures are proposed, specification sheets and illumination levels shall be submitted for staff review.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Meters and utility connections shall be illustrated on the site plan and/or building elevations as appropriate. No mechanical equipment is included within the plans. If any is proposed, they, too shall be illustrated on plans.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:



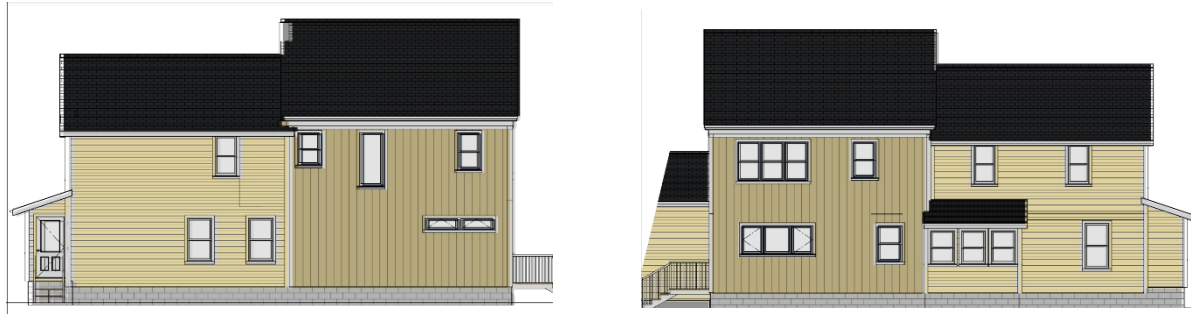
The proposed replacement addition is significantly higher and greater in breadth than the existing dwelling, skewing the scale and the ability of the original historic structure to maintain its essential form and character.

2. Roofs and Rooflines.

A gable-front, eaves roof is proposed, similar to the existing home.

3. Building Openings

The plan includes a mixture of fenestration styles and arrangement; double hung, transom, casement, triple mulled and one sash set on diagonal. There is no regularity, sequence or rhythm to the arrangement.



The rear door, although centrally located, continues the uneven arrangement of building openings.

If the third floor is intended to be living space, then that floor area must be included within this application. Requirements for life safety (building egress) will need to be incorporated within this review.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected important public views from or through this parcel. Not applicable.

(d) Provide an active and inviting street edge:



The principal, historic structure will continue to front North Champlain Street. While modeled images show less impact when viewed from the north, the view from the southeast confirms the greater proportioned addition and the disparity in scale; typically avoided with additions to historic structures.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such

materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

No specifics are provided to sheathing materials. Images show vertical siding on the rear, with narrow corner boards and fascia. More details are required.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. Solar is always encouraged.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All requirement of life safety and building code as directed by the building inspector shall be observed.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

221-223 North Champlain Street, constructed c. 1888 and home to Patrick Doyle, a Central Vermont Railroad employee, is listed on the Vermont State Register of Historic Resources. See attached narrative.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property was constructed as a single family home; a use that continues.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The addition of a single story kitchen and service addition was quite typical in the 19th and early 20th century. Its removal and replacement with a structural addition that exceeds the height of the principal structure is contrary to the tenants of [Preservation Brief #14, New Exterior Additions to Historic Buildings](#). Specifically: "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."



3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The diagonal window (sometimes called “Witch windows” or “Coffin windows”) may be inspired by other 19th century rural farmhouses in Vermont; however none has existed here and is therefore conjectural.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None are identified here.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The principal house will remain; the only alteration is to the point of contact with the proposed addition.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application is not to address deterioration, but to maximize living space on the existing foundation footprint. There is no inclusion of replacement of missing features.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are proposed, other than the removal of the existing single story rear addition.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archaeological resources have been identified at this location. As the foundation will remain, no subsurface disturbance is proposed.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work*

shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed two story addition will alter the spatial relationships of the property, introducing a visibly larger mass that is not deferential and secondary to the existing historic dwelling.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

While unlikely, it is possible to consider the removal of the rear addition and retention of the existing dwelling.

Items for the Board's consideration:

1. The superior height of the proposed addition ignores the mandate to maintain spatial characteristics of historic structures, and the challenge to introduce new spaces in a manner sympathetic and compatible with the existing historic building.
2. If light fixtures are proposed, specification sheets and illumination levels shall be submitted for staff review.
3. Meters and utility connections shall be illustrated on the site plan and/or building elevations as appropriate. No mechanical equipment is included within the plans. If any is proposed, they, too shall be illustrated on plans.
4. Specific sheathing materials shall be defined. Window specs are required.
5. If the third floor is intended to be living space, then that floor area must be included within this application.
6. Standard Permit Conditions 1-15 if recommended for approval.